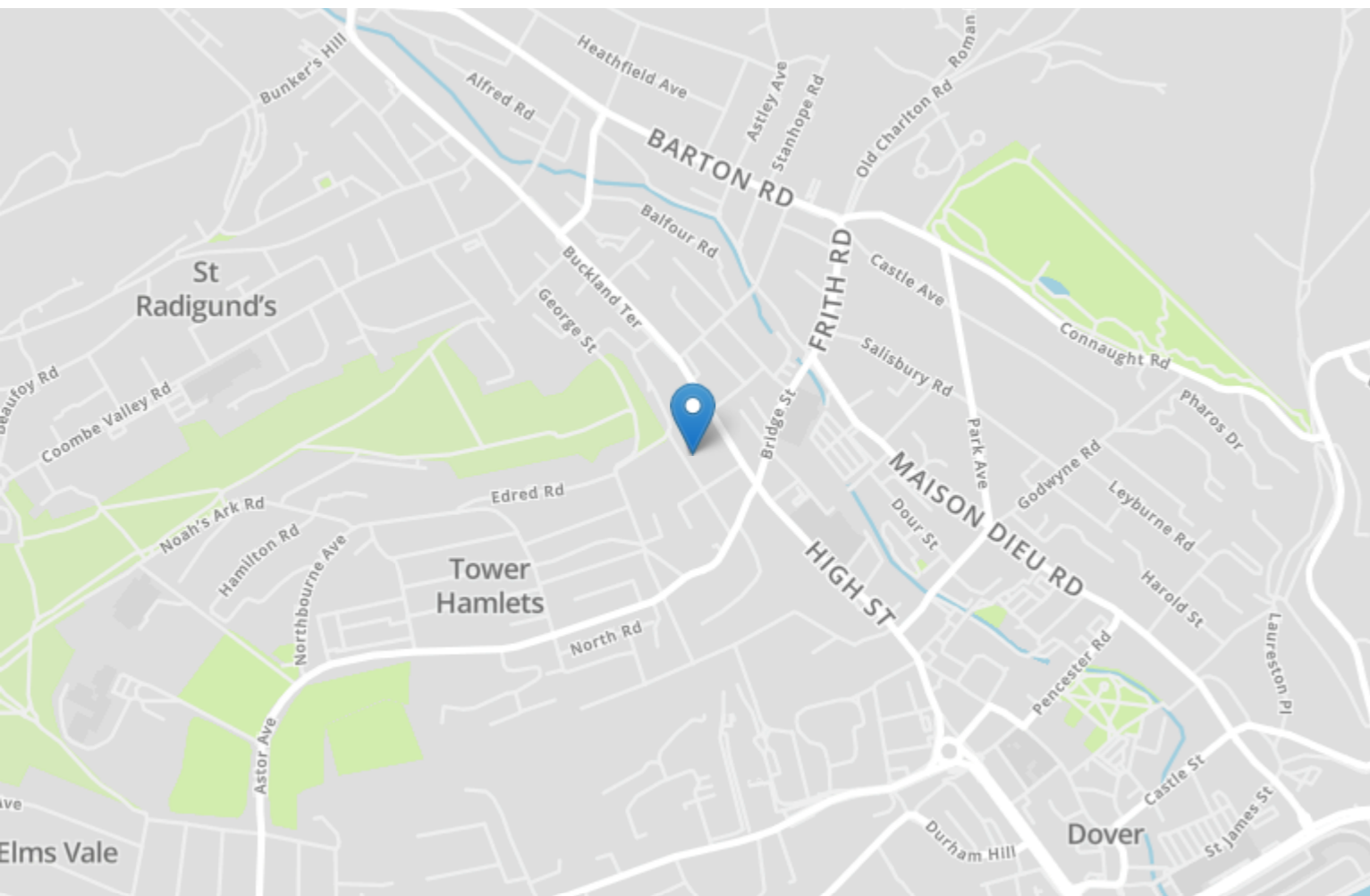


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 26 De Burgh Hill

Dover  
CT17 0BS

**£220,000 FREEHOLD**

Draft Details...Price Range £220,000 - £230,000 | Two Double Bedrooms + Loft Room Which Is Being Used As A Third Bedroom | Modern Style Open Plan Kitchen/Dining Room | Walking Distance To A Number Of Schools & Shops | Burnap + Abel are delighted to offer onto the market this large and versatile family home situated over four floors and ideally located just a short walk to the town centre and train station. The property is in very good condition throughout and the accommodation boasts a fantastic open plan kitchen/dining room (ideal when entertaining family & friends), generous size lounge, spacious modern style bathroom and two double bedrooms + loft room. Additional benefits include an enclosed rear garden, double glazing and gas central heating. Located in the desirable De Burgh Hill area, this property is surrounded by a wealth of amenities, schools and recreational facilities, making it an ideal setting for families. With top-rated schools within close proximity, residents can enjoy a convenient lifestyle with everything they need at their doorstep. For your chance to view call Burnap + Abel on 01304 279107.



## Porch

## Lounge

14' 10" x 10' 8" (4.52m x 3.25m) Carpeted floor, electric fire place, radiator and double glazed window.

## Bathroom

10' 7" x 9' 7" (3.23m x 2.92m) Large modern style bathroom with a bath, separate walk in shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## Kitchen

14' 2" x 10' 4" (4.32m x 3.15m) A spacious kitchen with a mix of wall and base units, integrated oven/hob, wall mounted boiler, space for washing machine and door to the garden

## Dining Area

12' 4" x 7' 10" (3.76m x 2.39m) Space for fridge freezer and table and chairs. Radiator and double glazed window.

## First Floor Landing

Carpeted stairs, double glazed window, carpeted landing and doors leading to;

## Bedroom One

14' 10" x 10' 8" (4.52m x 3.25m) Large double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m) Double bedroom with carpeted floor, radiator and double glazed window.

## Loft Room

A large loft room that is currently being used as a third bedroom. Carpeted floor, radiator and double glazed windows.

## Garden

A private low maintenance rear garden.

## Area Information

Situated close to Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

